

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Walter Ziejewski

Debtor

CHAPTER 7

Deutsche Bank National Trust Company, as Trustee, in
trust for registered Holders of Long Beach Mortgage
Loan Trust 2006-5, Asset-Backed Certificates, Series
2006-5

NO. 18-12027 ELF

Movant

vs.

11 U.S.C. Section 362

Walter Ziejewski

Debtor

Terry P. Dershaw

Trustee

ORDER

AND NOW, this 26th day of June, 2018 at Philadelphia, upon failure of Debtor and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: the Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay under 11 U.S.C. Section 362 is modified with respect to the subject premises located at 131 West Northwestern Avenue, Philadelphia, PA 19118 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK
U.S. BANKRUPTCY JUDGE**